

PLANNING COMMISSION MEETING
Paradise Town Hall
April 25, 2019
8:00 p.m.

Public Hearing/Amend Zoning Map 7:45 to 8:00-

Commission Members Present- Chairman Travis Sparks, Jodie Anderson, Linda Hoopes, Trent Passey

Townspeople Present- Ray Balls, Zan Summers

The application was reviewed by the Planning Commission members. Travis explained that we received an application to re-zone property located approximately at 8450 S. 350 W. on the west side of the road in order to continue subdividing. Travis asked if there were any questions or concerns. There were no public concerns or questions.

Trent made a motion to approve the re-zone application for the Sams Town subdivision #2 area and potential #3. Linda Hoopes seconded that motion. All in favor.

Trent made a motion to close the public hearing; Linda seconded that motion, all in favor. Public Hearing closes at 8:01 p.m.

Regular Planning and Zoning Commission Meeting- 8:00 p.m.

Previous Meeting Minutes- The Minutes of March 28, 2019 were emailed to the Commission members previous to the meeting.

Motion: Jodie Anderson

Second: Linda Hoopes

All in favor: All in favor, motion passes.

Sketch Subdivision- Balls Brothers Subdivision #2 – Approximately 84560 S. 350 W. The Commission members went over the review by Chris Wight the Town Engineer. There was discussion on how many lots of the Sams Town Subdivision #1 needed to be sold before Sams Town Subdivision #2 could be approved. There was discussion on the few comments Chris Wight the Town Engineer had on the plat. Ray brought in a corrected plat that had addressed the few comments the Engineer had made on the original plat. The Engineer recommended approval.

Motion: Linda Hoopes

Second: Jodie Anderson

All in favor: All in favor, motion passes.

Ryan and Felicia Norman - New Home- 8805 S. 300 W.- Ryan and Felicia Norman turned in a completed application for a new home. They included water shares, and a septic plan. There was discussion on the existing home. Ryan would like to keep the current “home” structure. The Planning Commission told Ryan that if he keeps the structure it cannot have a kitchen and a

bathroom in the old home as that would make it “livable.” The Commission also told Ryan that looking back through past minutes, the Town has allowed other people to build while there was an older existing home or trailer on the property and then within 90 days of the occupancy permit being issued for the new home, the old home has to go, or in Ryan’s case the old home needs to be gutted. Travis noticed that on the site plan, as it was drawn, the old home would sit in the “front” yard of the new home. The new home will utilize 8800 S. as its frontage, and if it does that the old home sits 30 f.t. from 8800. The Commission read the Ordinances and then suggested to Ryan that the new home will not be able to sit “behind” the old home. Ryan will place the new home 30 f.t. from the property line along 8800 S. so that the old home will be in the side yard. The new home and old home have sufficient side yards. There was also discussion on the septic. The septic for the old home is just a pit. That will be abandoned and a new septic system will be installed with the new home.

Motion: Jodie Anderson

Second: Trent Passey

All in favor: All in favor, motion passes.

Georgia Seals- Shed- 8860 S. 200 E. – Georgia submitted an application for a shed. She included water share information and brought plans for the shed. The peak of the shed will be approximately 15 f.t. tall with a cupola on top that will add an additional 2 f.t. only where it is placed. The shed is in the rear yard and sits 10 f.t. from the south property line. The commission had her add the height to the application. The shed meets all the setbacks.

Motion: Jodie Anderson

Second: Trent Passey

All in favor: All in favor, motion passes.

Gary Mulford- Shed/Garage- The Commission didn’t feel they had enough information on Gary’s shed/garage. They wanted verification of the septic tank placement and proof of water shares. This item will be tabled until the next meeting.

Adjourn: Jodie made a motion to adjourn; Linda seconded that motion, all in favor. Meeting adjourns at 8:30 p.m.